



67 RIDEAU TERRACE

NEW EDINBURGH

Situated on the cusp of Rockcliffe overlooking both Lindenlea and New Edinburgh. This solid freehold row unit, originally built by Domicile, has been carefully curated by the current owners to be a showpiece of modern, bright living! Four levels of living space and unencumbered flow. The window and door package accentuates the natural light, and the interior finishes are top-notch, including wall to wall closets for ample storage and a custom monorail staircase. Reminiscent of a work of art, this exceptional home must be seen firsthand to fully appreciate the opportunity! Bonus 3 car parking and low-maintenance rear yard!

Some photos have been virtually staged

Property Type: Row Unit 3 Storey

Bedrooms: 2

Bathrooms: 2



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MARLAND TEAM
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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'5" x 13'0"
Living Room	Main	14'4" x 13'0"
Dining Room	Main	11'2" x 8'11"
Kitchen	Main	16'6" x 13'0"
Primary Bedroom	2nd	44'0" x 10'9"
Ensuite	2nd	16'6" 5'2"
Bedroom	3rd	29'9" 13'0"
Ensuite	3rd	8'5" x 4'2"
Gym	Basement	10'10" x 10'5"
Laundry Room	Basement	4'9" x 2'5"
Utility Room	Basement	5'8" x 2'5"

Neighbourhood Highlights:

- Stanley Park / New Edinburgh Park along the Rideau River: Walking / biking paths, green open space, playgrounds, splash pads, off-leash dog areas, fieldhouse. Great spot for outdoor recreation.
- Beechwood Avenue is a neighbourhood hub: cafés, boutiques, wellness studios, and grocery shops.
- Rideau River and Ottawa River paths provide beautiful continuous pathways for cycling, running or just casual strolls.



Property Information:

- 2025 Property Taxes:**\$9,090.41
- Closing Date:** TBD
- Lot Size:** 21.58 ft x 93.6 ft

Inclusions:

- Refrigerator, Stove, Dishwasher, Washer, Dryer, Cushions on Benches, Tele Doorbell, Built-in Audio System, Window Treatments, Light Fixtures and Custom Art Hanging System.

Rental Items:

- Hot Water Tank

Updates:

- Extensively renovated in 2015 - both bathrooms, full kitchen, all flooring, all windows, exterior fence, new roof, new closets
- Furnace & A/C: Approx 12 years old



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